



Office of the City Manager

March 2, 2020

To: Honorable Mayor and Members of the City Council

From: *Dee* Dee Williams-Ridley, City Manager

Re: 1281 University Avenue Request for Proposals

On September 10, 2019, the City Council adopted a short-term referral to issue a Request for Proposals (RFP) for the City-owned site at 1281 University Avenue. The referral specified the RFP should be for residential development, “with a requirement that 100% of the on-site units to be restricted to 80% AMI or below households with at least 10% at 50% AMI, with consideration given to accommodations that serve unhoused or homeless households, including nontraditional living arrangements such as tiny homes and that Council consider interim use for the site for housing purposes.”

Staff from the Department of Health, Housing and Community Services (HHCS) drafted an RFP to the specifications outlined by Council. It was released in October 2019 and the final deadline for proposals was December 19, 2019. The City received two proposals.

The Housing Advisory Commission (HAC) appointed a subcommittee to review and make an initial recommendation on the proposals. Staff developed a technical analysis of each application to inform and assist them in their evaluation. The HAC is anticipated to make a recommendation to Council in spring 2020.

Should HAC recommend one of the proposals, staff will request Council authorize a Memorandum of Understanding (MOU) and, following negotiations, a Disposition and Development Agreement (DDA) with the preferred candidate. The MOU will outline a negotiation period for the DDA. The DDA will ensure the project is developed consistent with the City’s expectations. Staff will bring the DDA to Council to approve the property’s sale. Staff are also taking steps to ensure this process complies with the revisions to the Surplus Lands Act (AB 1486).

Questions regarding the RFP applications or process can be directed to Kelly Wallace, Interim Director, Health, Housing and Community Services at KWallace@cityofberkeley.info.

cc: Paul Buddenhagen, Deputy City Manager
David White, Deputy City Manager
Jenny Wong, City Auditor
Mark Numainville, City Clerk
Matthai Chakko, Assistant to the City Manager
Kelly Wallace, Interim Director, Health, Housing and Community Services